

018.0

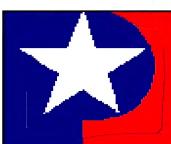
0009

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 2,027,100 / 2,027,100
USE VALUE: 2,027,100 / 2,027,100
ASSESSED: 2,027,100 / 2,027,100
Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GALVIN SEAN D & MARIMAR
Owner 2:	
Owner 3:	

Street 1:	46 SPY POND PKWY
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y

Postal:	02474
Type:	

PREVIOUS OWNER

Owner 1:	GALVIN SEAN D/TRUSTEE -
Owner 2:	389 MASS AVE REALTY TRUST -

Street 1:	630 HIGH STREET
Twn/City:	MEDFORD

St/Prov:	MA
Cntry:	
Postal:	02155

NARRATIVE DESCRIPTION

This parcel contains .216 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2020, having primarily Clapboard Exterior and 4250 Square Feet, with 1 Unit, 2 Baths, 3 3/4 Baths, 0 HalfBath, 12 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9425	Sq. Ft.	Site			0	85.	0.97	2			View	30					776,535							776,500

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9425.000	1,250,600		776,500	2,027,100		13470
							GIS Ref
							GIS Ref
							Insp Date
							12/02/17

PREVIOUS ASSESSMENT								Parcel ID	018.0-0009-0002.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,250,600	0	9,425.	776,500	2,027,100		Year end	12/23/2021
2021	101	FV	1,469,100	0	9,425.	776,500	2,245,600		Year End Roll	12/10/2020
2020	101	FV	370,200	3800	9,425.	776,500	1,150,500	1,150,500	Year End Roll	12/18/2019
2019	101	FV	322,900	3800	9,425.	850,300	1,177,000	1,177,000	Year End Roll	1/3/2019
2018	101	FV	322,900	3800	9,425.	541,100	867,800	867,800	Year End Roll	12/20/2017
2017	101	FV	322,900	3800	9,425.	494,700	821,400	821,400	Year End Roll	1/3/2017
2016	101	FV	218,600	3800	9,425.	402,000	624,400	624,400	Year End	1/4/2016
2015	101	FV	205,100	3800	9,425.	402,000	610,900	610,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
GALVIN SEAN D/T	1557-150		5/13/2020	Convenience		1	No	No		1595
PUBLICOVER ROY	1478-58		8/31/2015		850,000	No	No			
	989-133		9/1/1984			1	No	A		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/12/2019	1205	Heat App	25,000	O					12/2/2017	MEAS&NOTICE	BS	Barbara S
3/4/2019	295	New Buil	450,000						4/28/2016	Sales Review	PT	Paul T
11/2/1998	756	Dormers	16,000					12X32 DORMER	4/9/2009	Meas/Inspect	163	PATRIOT
									10/22/1999	Inspected	267	PATRIOT
									10/5/1999	Mailer Sent		
									10/5/1999	Measured	243	PATRIOT
									6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 6 - Colonial	2H - 2 & 1/2 Sty	Full Bath: 2	Rating: Average	A Bath:	Rating:									10	2	15	13
(Liv) Units: 1	Total: 1	3/4 Bath: 3	Rating: Average	A 3QBth:	Rating:									2	2	WDK	4
Foundation: 1 - Concrete	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:									FFL	3	8	3
Prime Wall: 2 - Clapboard	Sec Wall:	OthrFix:	Rating:														
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Kits: 1	Rating: Average	A Kits:	Rating:									SFL	3	3	4
Color: BLUE	View / Desir: k - Kelwyn Manor	Fpl: 1	Rating: Average	WSFlue:	Rating:												
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH					
Grade: A+ - Excellent	Year Blt: 2020	Eff Yr Blt:	Location:	1st Res Grid	Desc: Line 1	# Units 1		32	10	2	11	4	2	17	22	24	
Alt LUC:	Alt LUC:	Alt %:	Total Units:	Level	FY LR DR D K FR RR BR FB HB L O												
Jurisdct: G21	Fact:	Const Mod:	Floor:	Other													
Lump Sum Adj:	%	%	% Own:	Upper													
INTERIOR INFORMATION				Lower	Lvl 2	Lvl 1	Lower										
Avg Ht/FL: STD	Prim Int Wal 2 - Plaster	Sec Int Wall:	Total:	Totals	RMs: 12	BRs: 3	Baths: 2	HB									
Partition: T - Typical	Prim Floors: 3 - Hardwood	Sec Floors:	1 %														
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar:	Total: 1 %														
DEPRECIATION																	
Phys Cond: AV - Average	1.0 %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL									
Economic:	%	Special:	%	Interior:	1	12	3										
Override:	%			Additions:													
				Kitchen:													
				Baths:													
				Plumbing:													
				Electric:													
				Heating:													
				General:													
CALC SUMMARY																	
COMPARABLE SALES																	
Basic \$ / SQ: 130.00	Size Adj.: 0.93941563	Const Adj.: 0.99989998	Adj \$ / SQ: 122.112	Rate	Parcel ID	Typ	Date	Sale Price									
Other Features: 128990	Grade Factor: 1.94	NBHD Inf: 1.00000000	NBHD Mod:														
LUC Factor: 1.00	Adj Total: 1263228	Depreciation: 12632	Depreciated Total: 1250595	WtAv\$/SQ:	AvRate:	Ind.Val											
Juris. Factor: 1.00	Before Depr: 236.90	Special Features: 0	Final Total: 1250600														
Special Features: 0	Val/Su Net: 230.74	Val/Su SzAd: 344.71															
MOBILE HOME				Serial #:	Year:	Color:											
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 018-0-0009-0002.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																